175.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,300 / 706,300
					USE VALUE:	706,300 / 706,300
					ASSESSED:	706,300 / 706,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
307		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAGNESE MICHAEL & ELLEN L
Owner 2:	
Owner 3:	
Street 1:	307 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,654 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Brick Veneer Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5654.000	293,600		412,700	706,300
Total Card	0.130	293,600		412,700	706,300
Total Parcel	0.130	293,600		412,700	706,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.06 | /Parcel: 503.0

Legal Description

User Acct 117670

GIS Ref

GIS Ref

Insp Date 06/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 175.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	293,400	0	5,654.	412,700	706,100	706,100	Year End Roll	12/18/2019
2019	101	FV	241,700	0	5,654.	406,800	648,500	648,500	Year End Roll	1/3/2019
2018	101	FV	249,700	0	5,654.	312,500	562,200	562,200	Year End Roll	12/20/2017
2017	101	FV	249,700	0	5,654.	294,800	544,500	544,500	Year End Roll	1/3/2017
2016	101	FV	249,700	0	5,654.	271,200	520,900	520,900	Year End	1/4/2016
2015	101	FV	235,700	0	5,654.	253,500	489,200	489,200	Year End Roll	12/11/2014
2014	101	FV	235,700	0	5,654.	233,500	469,200	469,200	Year End Roll	12/16/2013
2013	101	FV	235,700	0	5,654.	233,500	469,200	469,200		12/13/2012

!13689!

PRINT

Date	Time
12/11/20	03:36:43

LAST REV

Date	Time
12/20/18	11:44:06
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13689

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19319-477		9/1/1988		224,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2018	1536	New Wind	8,650	C				
1/21/2016	76	Re-Roof	6,900		1/21/2016			reroof

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Missed Appt.	BS	Barbara S
6/29/2018	MEAS&NOTICE	CC	Chris C
3/14/2009	Inspected	345	PATRIOT
12/16/2008	Measured	336	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	117670
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5654		Sq. Ft.	Site		0	70.	1.04	6									412,735						412,700	

Total AC/HA: 0.12980 | Total SF/SM: 5654 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 412,735 | Spl Credit | Total: 412,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.02839708
Adj $ / SQ:	173.542
Other Features:	69500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398846
Depreciation:	105295
Depreciated Total:	293550

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

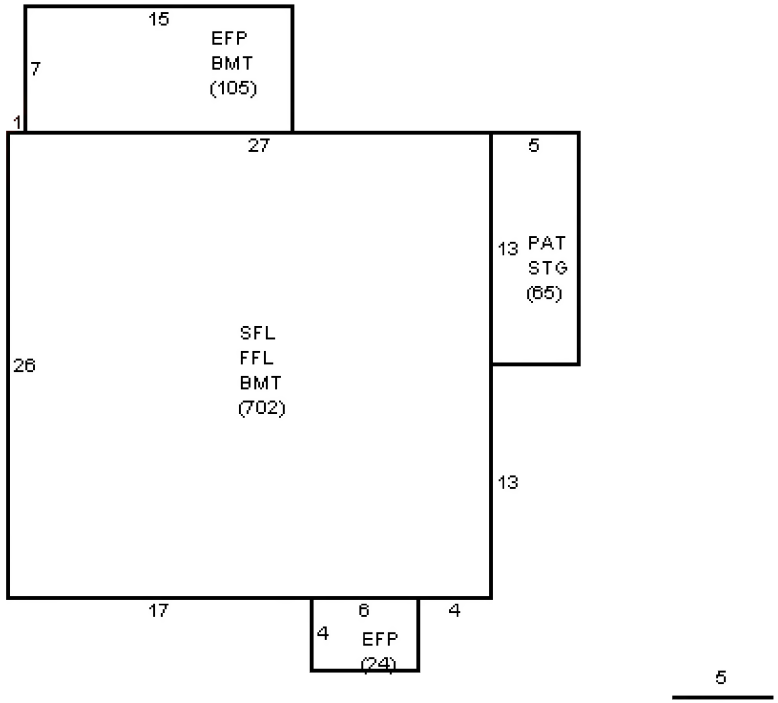
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.90
Special Features:	0	Val/Su Net:	118.87
Final Total:	293600	Val/Su SzAd	209.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	807	52.060	42,015
FFL	First Floor	702	173.540	121,826
SFL	Second Floor	702	173.540	121,826
EFP	Enclos Porch	129	49.700	6,412
PAT	Patio	65	6.170	401
STG	Storage	65	9.330	607

Net Sketched Area:	2,470			Total:	293,087
Size Ad	1404	Gross Are	2470	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc